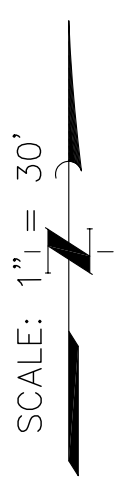
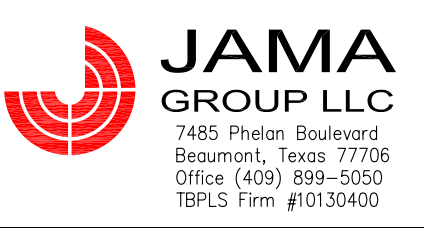


BERGERON ADDITION - PHASE III
CHRISTOPHER TEAL SURVEY, ABSTRACT NO. 204



GENERAL NOTES

- According to Map No. 480395 0355C of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Jefferson County, Texas (Unincorporated Areas), dated August 6, 2002, the subject tract is situated within: Unshaded Zone "X", defined as areas determined to be outside the 500-year flood plain and Shaded Zone "X"; defined as areas of 500-year flood; areas of 100-year flood with average depths of less than 1-foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. Location of the subject tract on said maps were determined by scale. JAMA Group, LLC does not warrant nor subscribe to the accuracy or scale of said maps.
- Building setbacks are as follows:
 25 Feet FRONT OF EACH LOT
 5 Feet SIDES OF EACH LOT
 10 Feet REAR OF EACH LOT
 7.5 Feet SIDE FOR HAMSHIRE ROAD ABUTTING LOTS No. 7 & 15
- All lots contain a 5' utility easement along the front and rear of all lots, and on the sides of Lots 1, 7, 8 & 15. All utility easements shown hereon include the right to trim overhanging trees and shrubs located in the property belonging to or being apart of this addition.



MARKETING SKETCH
 OF
BERGERON ADDITION
PHASE III
 OUT OF THE
CHRISTOPHER TEAL SURVEY
ABSTRACT NO. 204
 JEFFERSON COUNTY, TEXAS
 JULY 2016